

**Honorable City Planning Commission
Cincinnati, Ohio**

September 15, 2006

SUBJECT: A report and recommendation on the sale of surplus City-owned real property located at 312 Mulberry Street to Citadel Building Group, Ltd., which real property is no longer needed for any municipal purpose.

BACKGROUND:

The Cincinnati Land Reutilization Program (CLRP), established by Cincinnati City Council Ordinance 0265-1996, authorized a land reutilization program to facilitate the reuse of nonproductive land. The Department of Community Development and Planning manages the program for the City of Cincinnati. To date, the CLRP has acquired approximately forty parcels of land.

The City acquired the property at 312 Mulberry Street in Mt. Auburn through the CLRP. Citadel Building Group, Ltd., is one of the adjacent property owners. Citadel also owns several properties in close proximity to 312 Mulberry Street. Citadel proposes to revitalize this area of the City by constructing new single-family residences. The property located at 312 Mulberry Street is vital to this development.

Citadel has offered to purchase the property for \$3,100.00, its fair market value as assessed by the Hamilton County Auditor's Office.

RECOMMENDATION:

Department of Community Development and Planning staff recommend that City Planning Commission take the following action:

AUTHORIZE the sale of surplus City-owned real property located at 312 Mulberry Street to Citadel Building Group, Ltd., which real property is no longer needed for any municipal purpose.

APPROVED:

Respectfully submitted,

Margaret A. Wuerstle, AICP
Chief Planner

Jennifer K. Walke
City Planner